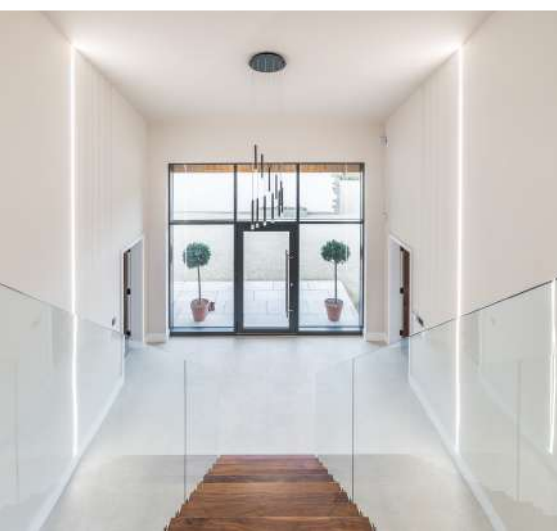




Orchid House High Ham, Langport TA10 9DH

In the pretty village of High Ham, in the heart of Somerset is this former steel framed barn, together with useful traditional stone outbuilding and garaging, transformed to create a superb 5 bedroomed contemporary home occupying over 5,000 sq.ft. set in 1.25 Acres adjoining open countryside.





Features

- Entrance Hall
- Living Room / Snug
- Open Plan Kitchen / Dining / Family Room with media wall, 75" television, sound bar, electric fire, fitted appliances, 2 dishwashers, Quooker tap with boiling water, 2 wine coolers, Sonos ceiling speakers and door to garden
- Utility Room
- Plant Room
- Cloakroom
- 2 double Bedrooms on ground floor
- Shower Room
- Master Bedroom Suite with two walk-in wardrobes, door to 23' West facing Balcony and Ensuite Shower Room with double basins
- Bedroom 2 with walk-in wardrobe and Ensuite Shower Room
- Further double Bedroom with Velux windows
- Family Bathroom with separate shower and television
- Study Area / Landing
- 1.25 acres extending into gardens and self contained paddock
- Triple Garage / Carport with electric charging point and stone outbuilding suitable for use as a home office or gym / workshop area
- Ample driveway parking with electric gates
- Underfloor heating throughout
- Dual air source heat pump
- Digital heating controls
- Control4 Smart Home System
- Owned solar panels with 5KW battery storage
- Double glazing with aluminium windows throughout
- CCTV externally and security alarm internally
- Rainwater harvester for storm water
- Council tax band TBC
- CGI's have been used to represent the potential internal furnishings





Contextually driven, the architectural design takes its sense of scale and volume from the agricultural vernacular. The double-height living space extends over 5,000 sq ft over two generous storeys, with a selective material palette of Walnut, polished flooring and expansive glazing providing a modern aesthetic throughout the interior.













Orchid House is situated in the sought after village of High Ham with local amenities including a public house and Primary School.

The location offers immediate access to the open countryside, the bustling small town of Langport is a ten minute drive away and the county town of Taunton within 35 minutes.

Langport, 3.5 miles away, provides a wide range of facilities including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy and Sixth Form.

Taunton the County town of Somerset situated 15.6 miles away is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton also benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



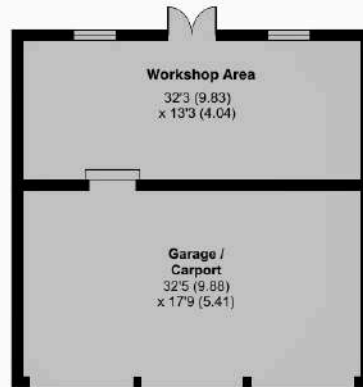
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Approximate Area = 5096 sq ft / 473.4 sq m (excludes void)

Garage / Carport = 1040 sq ft / 96.6 sq m

Total = 6136 sq ft / 570 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Robert Cooney. REF: 1167898

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